



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7457 TO REPEAL BY-LAW NO. 7409 AND REZONE PART OF PROPERTY LOCATED AT 1910 BELL AVE

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

5/22/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7457 to repeal By-law No. 7409 and to rezone part of property located at 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) from DR Development Reserve to RMD Residential Moderate Density be read a first time.

BACKGROUND:

Request

The applicant, John Burgess of Waverly Developments, is applying to rezone part of property located at 1910 Bell Avenue from DR Development Reserve to RMD Residential Moderate Density. Approval of this application, along with an associated subdivision application, will allow for development of 131 residential dwelling units.

Development Context

The site is currently undeveloped and is located on the north edge of existing development of Oakridge Estates neighbourhood. Uses surrounding the site include lower density residential developments to the south and west, moderate-density residential to the southeast, commercial further east and undeveloped lands to the north. Bell Avenue and the proposed Oak Haven Road provide access to the site.

History

The site is part of Phase 2 of the development of the Oakridge Estates neighbourhood and is the third stage of Phase 2 after the completion of the Outback Drive/Onyx Cove loop to the west. The applicant initially

obtained City Council's approval to rezone and subdivide a smaller portion of the site under By-law No. 7409 and subdivision application 4500-24-741 respectively, but has since submitted new applications to supersede these previous applications to create a larger lot for the proposed development.

ANALYSIS:

Approval of this application, along with an associated subdivision application, will allow for development of two four-storey buildings totaling 131 dwelling units. This proposal is consistent with provisions associated with the "General Urban" area under the City Plan and is consistent with the existing Oakridge Estates Neighbourhood Plan, which calls for moderate density residential development along the future PTH 10 realignment.

LEGISLATIVE REQUIREMENTS:

Once City Council gives the first reading of By-law No. 7457, upon receiving the requested information, the application will proceed to the public hearing processes. City Council will address the associated subdivision application after the joint public hearing involving this rezoning application.

STRATEGIC ALIGNMENT:

Proposal consistent with implementing Strategy #4, facilitating development opportunities

CONCLUSION:

That By-law 7457 be read a first time.

BY-LAW NO. 7457

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

AND WHEREAS By-law No. 7409 was adopted by Council of the City of Brandon on March 17, 2026, to rezone lands commonly known as 1910 Bell Avenue;

AND WHEREAS Council deems it necessary to repeal By-law No. 7409;

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

- 1. The land described as the following: Lot 2, Plan 75157 BLTO, commonly known as 1910 Bell Avenue, and identified on the map attached hereto as Schedule "A" is hereby reclassified:

FROM: DR Development Reserve Zone
TO: RMD Residential Moderate Density Zone**
- 2. Schedule B, Map 2, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This By-law will come into force when the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-26-755 is registered in the Brandon Land Titles.**
- 4. This By-law will be repealed without coming into force three years after the date of this By-law's adoption unless the City of Brandon Planning & Buildings Department receives written confirmation that the plan for Subdivision Application 4500-26-755 is registered in the Brandon Land Titles Office, or the applicant applies for an extension of time before the expiration of the three-year period to register Subdivision Application 4500-26-755 and Council approves the extension.**
- 5. By-law No. 7409 to rezone 1910 Bell Avenue (Lot 2, Plan 75157 BLTO) is hereby repealed, and the rules of appeal provisions as set out in the City's Legislative Standards By-law are hereby applied.**

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR

CITY CLERK

Read for a first time this day of A.D. 2026

Read for a second time this day of A.D. 2026

Read for a third time this day of A.D. 2026

WAVERLY DEVELOPMENTS LTD.

April 2, 2026

City of Brandon
Planning & Building Safety Department
638 Princess Avenue
Brandon, Manitoba, R7A 0P3

Dear Sirs:

RE: Waverly Developments Ltd.

**Application for Approval of Subdivision/Application for Zoning Amendment
Application for Conditional Approval - Lot 2, Plan 75157 (1910 Bell Avenue)
Letter of Intent - Revised Property Lines Bell Avenue Apartments**

Further in this matter please be advised that the intent of the owner/applicant for the subdivision and re-zoning is to subdivide the property. We wish to extend the current northerly boundary for Subdivision 4500-24-741 and consolidate the titles once complete. The proposed developments consists of two four storey multi-family residential apartment buildings with gable roofs on a 3.27 acre site.

The Developer proposes to create apartments with 131 residential units. Building A includes 64 units along with rental office, community lounge and gym while Building B contains 67 units. The development will also include exterior amenities such as a sports court, BBQ area with seating and a dog run. Surface parking is provided with primary site access from Oak Haven Road.

In support of said application, the applicant is applying to have the subject property rezoned to RMD (Residential Medium Density). This subdivision is an extension of the Outback Drive development.

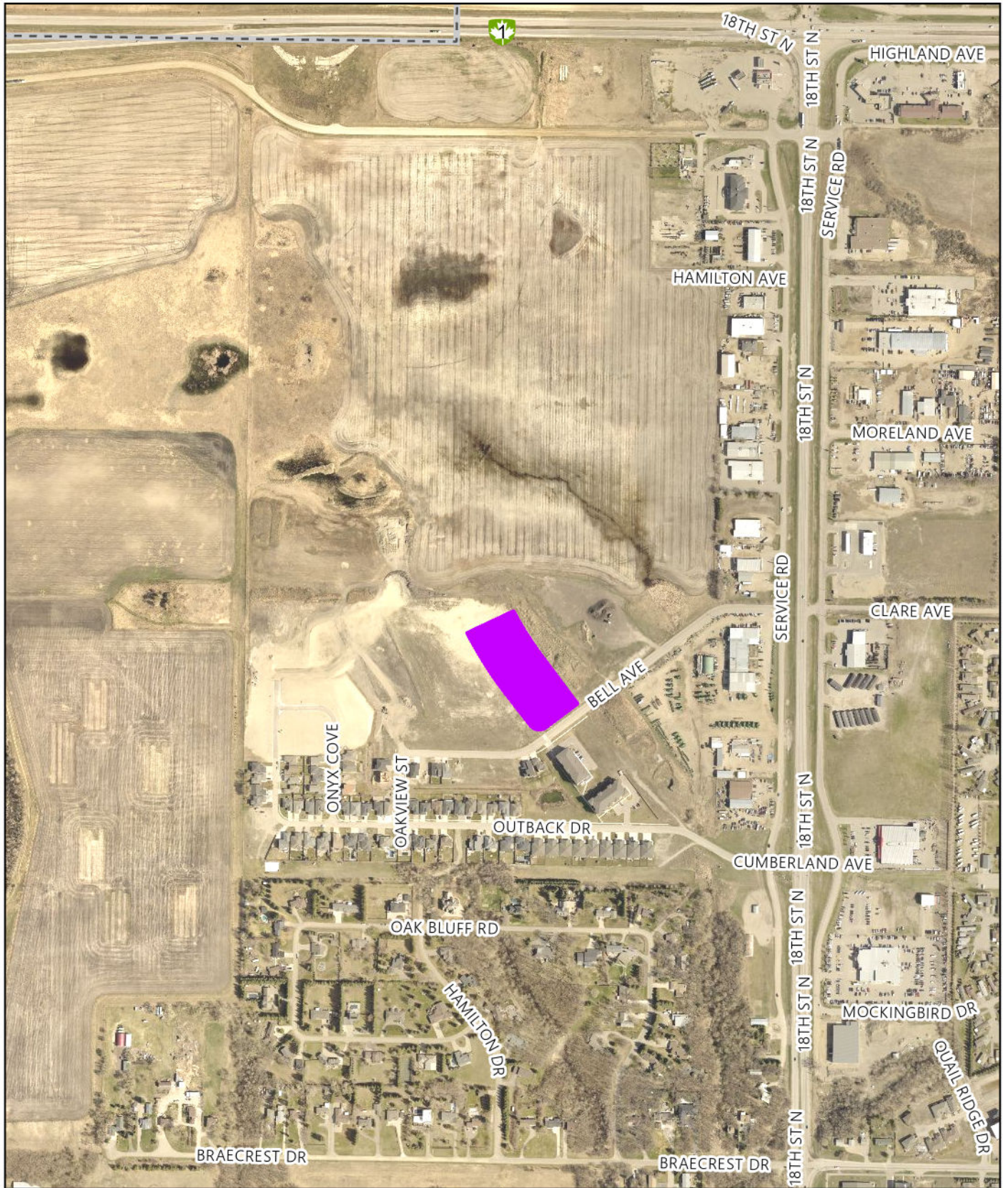
The land usage in all directions surrounding this area is either residential or is proposed to be residential development.

Yours truly,
WAVERLY DEVELOPMENTS LTD.
PER:

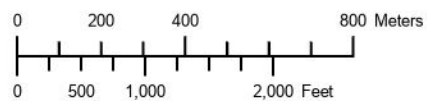
JOHN W. BURGESS
JWB/ms

3000G VICTORIA AVENUE, BRANDON, MANITOBA R7B 3Y3
TELEPHONE 204-725-7070 FAX 204-727-5995

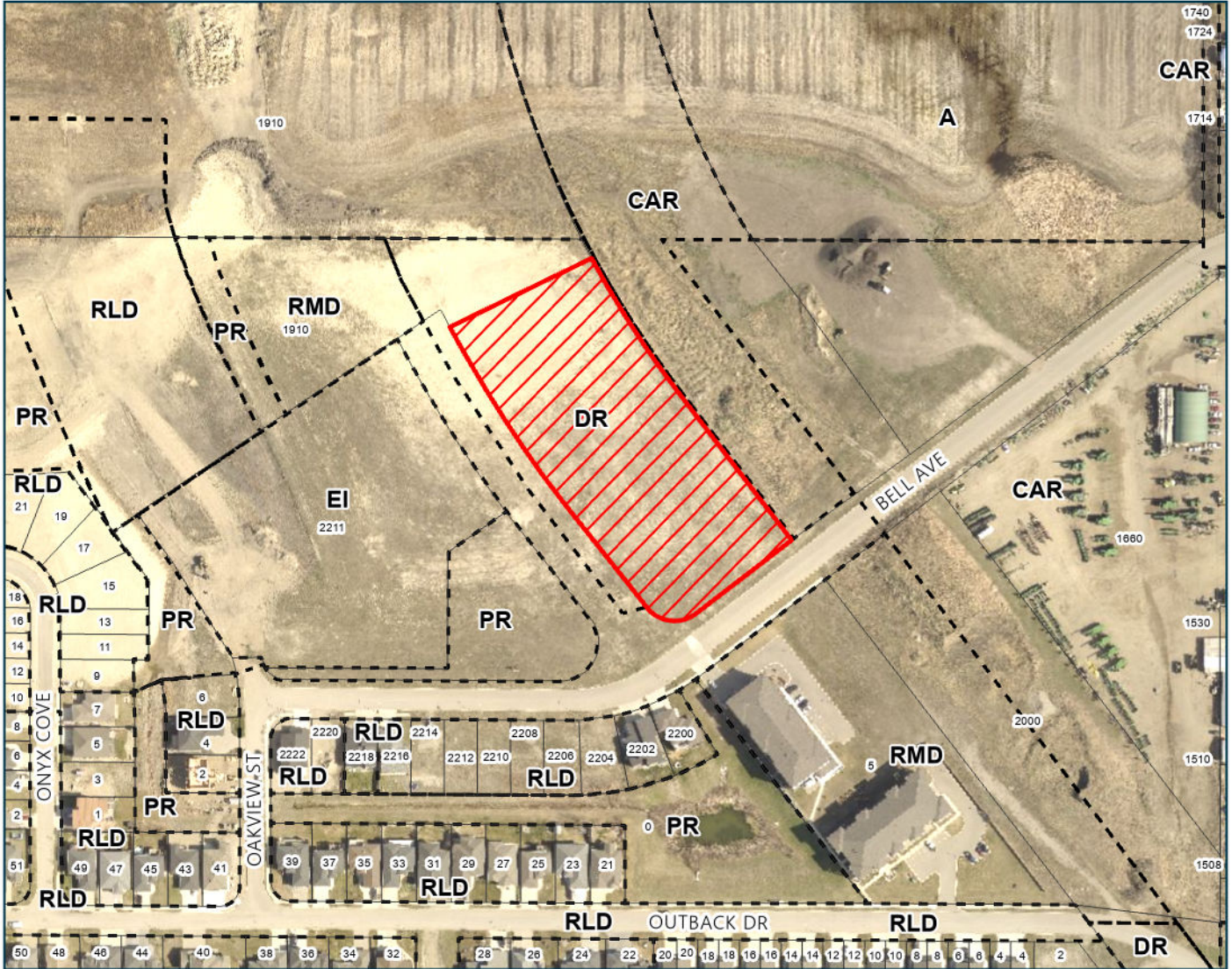
Rezoning and Subdivision Application - 1910 Bell Avenue



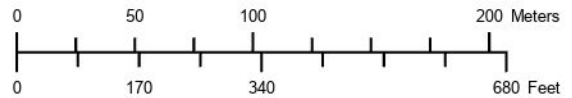
Created: 04/21/2026
Revised:




Rezoning and Subdivision Application



Rezoning Application Z-05-26 By-Law No. 7457
 Amending Schedule "A" By-Law No. 7124
 1910 Bell Avenue
 LOT 2 PLAN 75157 BLTO
 IN SE 1/4 34-10-19 WPM



LEGEND

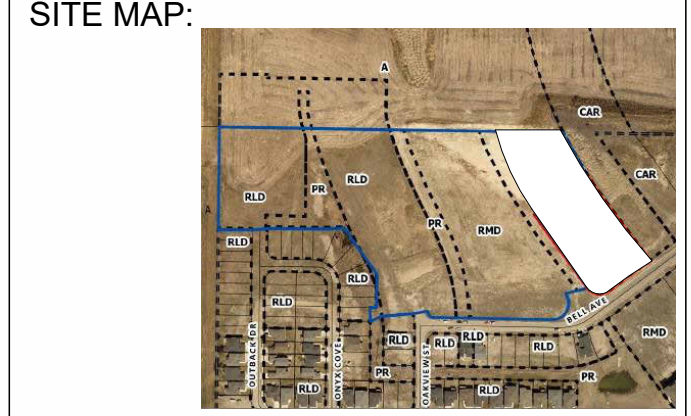
 Proposed Lots to be Subdivided and Rezoned from DR to RMD

DR - Development Reserve A - Agricultural
 CAR - Commercial Arterial EI - Educational and Institutional
 PR - Parks and Recreation RLD - Residential Low Density
 RMD - Residential Moderate Density

Planning & Building
 Department



Date Created: 04/21/2026
 Revised:



PROJECT STATUS:

CONCEPT

Revision Schedule

No.	Description	Revision Date
A	ISSUE FOR REVIEW	02/05/2026
B	ISSUE FOR REVIEW	02/12/2026
C	ISSUE FOR REVIEW	02/27/2026
D	ISSUE FOR REVIEW	03/30/2026
E	ISSUE FOR REVIEW	04/13/2026

SEAL: ABELARCHITECTURE
THOMAS C. ABEL, ARCHITECT AAA, T. 604.682.6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

HAVEN ROAD

PROJECT NUMBER:

PROJECT NUMBER (VP...)

ADDRESS:

HAVEN ROAD, BRANDON MANITOBA

DRAWING TITLE:

SITE PLAN

DRAWN BY:

PD

CHECKED BY:

-

DATE:

04/13/2026

SCALE:

As indicated

DRAWING #:

A1.00

REV #:

E

SITE INFORMATION			
PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 - STOREY)		
TOTAL UNITS	131 UNITS		
ROOF TYPE	GABLE ROOF		
CIVIC ADDRESS	-		
MUNICIPALITY	CITY OF BRANDON		
ZONING	RMD		
LEGAL DESCRIPTION	-		
LOT AREA	13,268.24 m ²	3.279 ACRES	1.327 HECTARES
DENSITY	40.0 DU/ACRE	99.2 DU/HECTARES	
BYLAW MAX DENISITY	86 UNITS / HECTARE (86 * 1.32 = 113.5 UNITS)		
DENSITY BONUS	86 UNITS * 15% = 12.9		
BONUS 15% (BYLAW 51.1 ITEM)	86 + 12.9 = 98.9 UNITS / HECTARE		
NEW MAX DENSITY	98.9 UNITS * 1.32 = 130.5 DU / HECTARE		
33 1 BED / STUDIO / 131 TOTAL UNITS = 0.25 (25% DENSITY)			

ZONING SUMMARY			
	REQUIRED	PROPOSED	
MAX. BUILDING HEIGHT	4 STOREY	4 STOREY	
MIN. FRONT YARD S.B.	4.6 m	4.6 m	m
MIN. REAR YARD S.B.	7.6 m	7.6 m	m
MIN. CONER SIDE YARD S.B.	3.0 m	3.0 m	m
MIN. INTERIOR SIDE YARD S.B.	3.0 m	3.0 m	m
MIN. LOT AREA	670 m ²	13,526.8 m ²	m ²
MIN. LOT WIDTH	18.2 m	76.2 m	m
SITE COVERAGE	MAX 50%	24.2%	

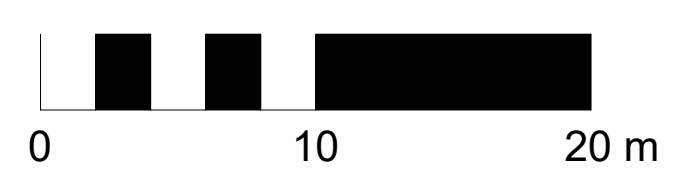
VEHICULAR / BIKE PARKING				
APARTMENT -	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
	1.0 / UNIT	131	131	163
ACCESSIBLE PARKING	-		6	6
TOTAL PARKING STALLS			137	169
OTHER PARKING PROV.				
VISITOR	-		-	TBC
SMALL CAR	-		-	-
EV INSTALLED	-		-	-
EV CAPABLE	-		-	6
BICYCLE PARKING				
BICYCLE PARKING			-	20

BUILDING INFORMATION				
BUILDING	STORIES	UNIT COUNT	FOOTPRINT	GROSS BLDG AREA
A	4	64	1,603.08 m ²	6,473.6 m ²
B	4	67	1,603.08 m ²	6,473.6 m ²
TOTAL		131	3,206.15 m²	12,947 m²

UNIT BREAKDOWN				
	BUILDING A	BUILDING B	%	
STUDIO	8	8	12%	
1 BED / 1 BATH	8	9	13%	
2 BED / 1 BATH	5	5	8%	
2 BED / 2 BATH	27	29	43%	
3 BED / 2 BATH	16	16	24%	
TOTAL	131 UNITS			

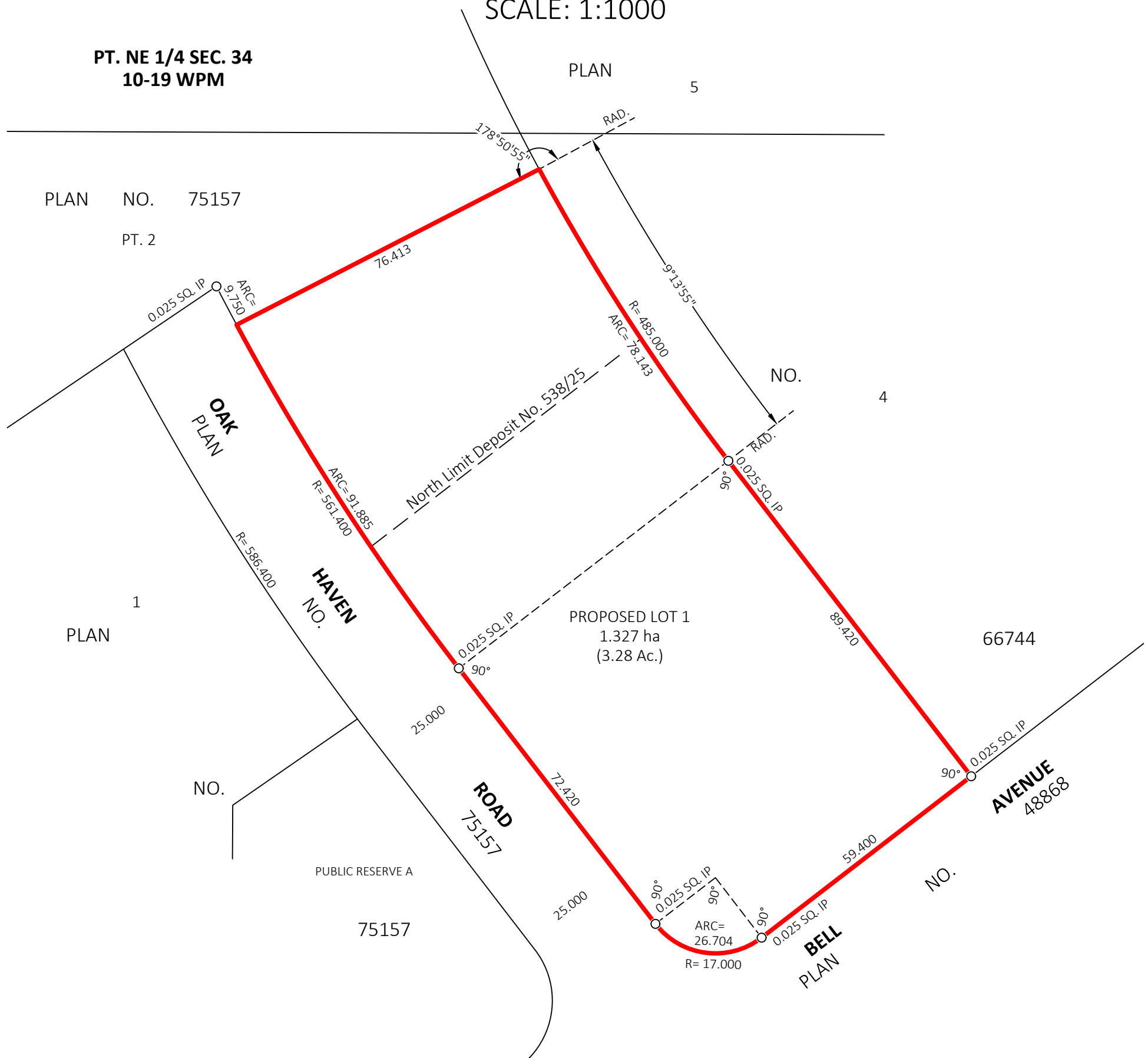
LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	-%	29.5%
m ²	- m ²	3,916.4 m ²

LEGEND			
	PROPERTY LINE		CHAINLINK FENCE
	SETBACK LINE		LANDSCAPE AREA
	BUILDING OUTLINE		ROCK MULCH (300 mm STRIP)
	FIRE HYDRANT		CROSSWALK 1.5 X .45 STRIPS
	EV CHARGER		SIDEWALK LETDOWN
	WOODEN FENCE		ACCESSIBLE PARKING
	RETAINING WALL		BIKE PARKING (NUMBER REPRESENTS COUNT)




SUBDIVISION APPLICATION MAP PROPOSED SUBDIVISION

OF PART OF
SE 1/4 SEC. 34, TWP. 10, RGE. 19 WPM
BEING LOT 1, DEPOSIT NO. 538/25 AND PART LOT 2, PLAN NO. 75157
BEING PART OF TITLE NO. 3361861/2
CITY OF BRANDON, MANITOBA
SCALE: 1:1000



ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
GeoVerra
Manitoba Land Surveying Ltd.
No. 2020-16

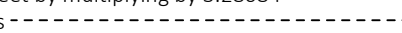

Dated at Brandon, Manitoba
this 26th day of March, 2026.


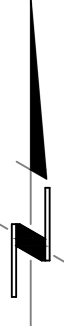

Timothy W. Longstaff
Manitoba Land Surveyor
Authorized to practice under the "Land Surveyors Act" of Manitoba

This document is not valid unless it bears an original signature (in blue ink) and embossed with the approved seal of the Land Surveyor across said signature. © GeoVerra Manitoba Land Surveying Ltd., 2026. All rights reserved. No person may copy, reproduce, transmit, or alter this document and no person may distribute or store copies of this document, in whole or in part.

NOTICE:
Timothy W. Longstaff (Manitoba Land Surveyor) of GeoVerra Manitoba Land Surveying Limited is providing, by agreement with Burgess Law Office, certain material stored electronically. These documents are protected by copy right and further distribution by electronic means or by any other means are prohibited. Ownership of these documents is retained by GeoVerra Manitoba Land Surveying Limited.
The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product or as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and sealed hard copies of the Manitoba Land Surveyor's Sketch are the only true contract documents of record.

NOTES:

- Survey Date: June 7th, 2021 to April 11th, 2026
- This map has been prepared for subdivision application purposes only. This is not a final survey.
- All distances are in metres and may be converted to feet by multiplying by 3.28084
- Land affected by this proposal is shown bordered thus 
- Survey monuments found on the ground are described and shown thus 

 <p>GeoVerra Manitoba Land Surveying Ltd. Toll Free: 1-800-465-6233 www.geoverra.com</p>	Revision: ISSUED		 METRIC
	Field Book:		
	Plan Date: March 24, 2026	Initials: CJ - CM - TL	
	Project No.: 26-00798-001	REV. 0	
		File: 26-00798-001-SAM-ROA	